



Eltham North Suburb Report

Your connection to property insights



JellisCraig

Property Prices

ELTHAM NORTH SUBURB REPORT

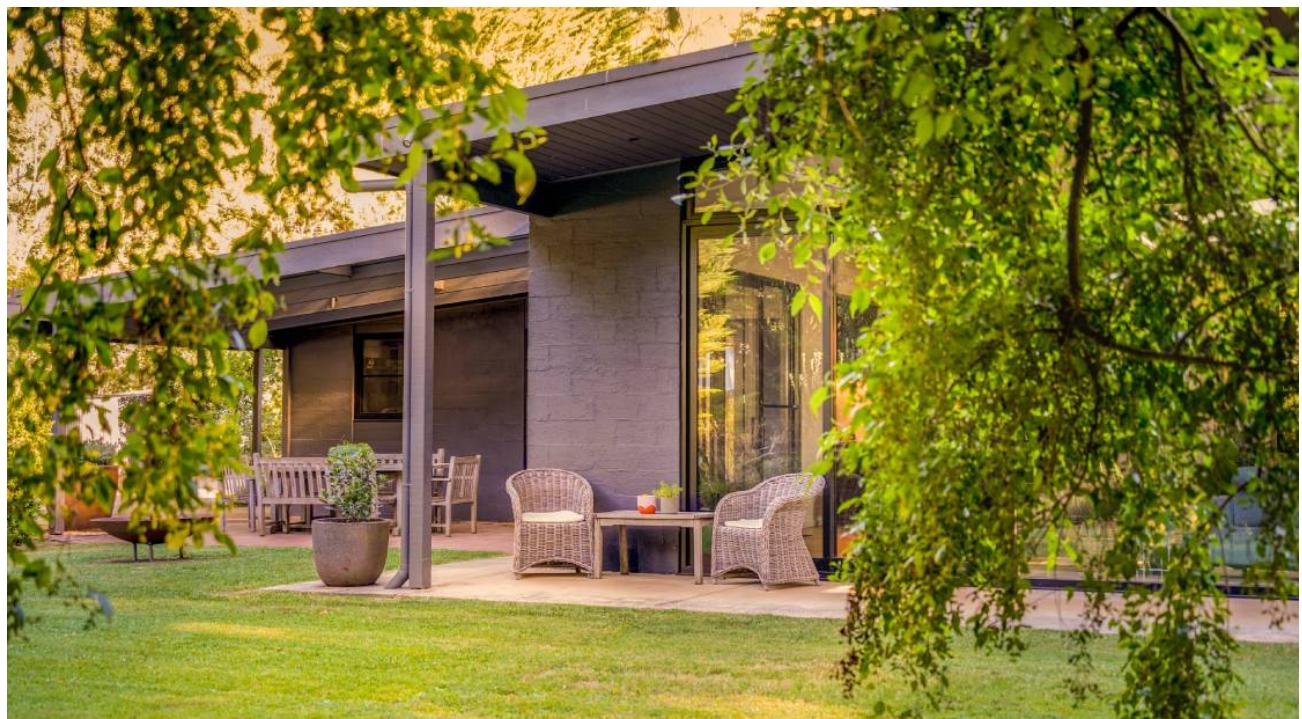
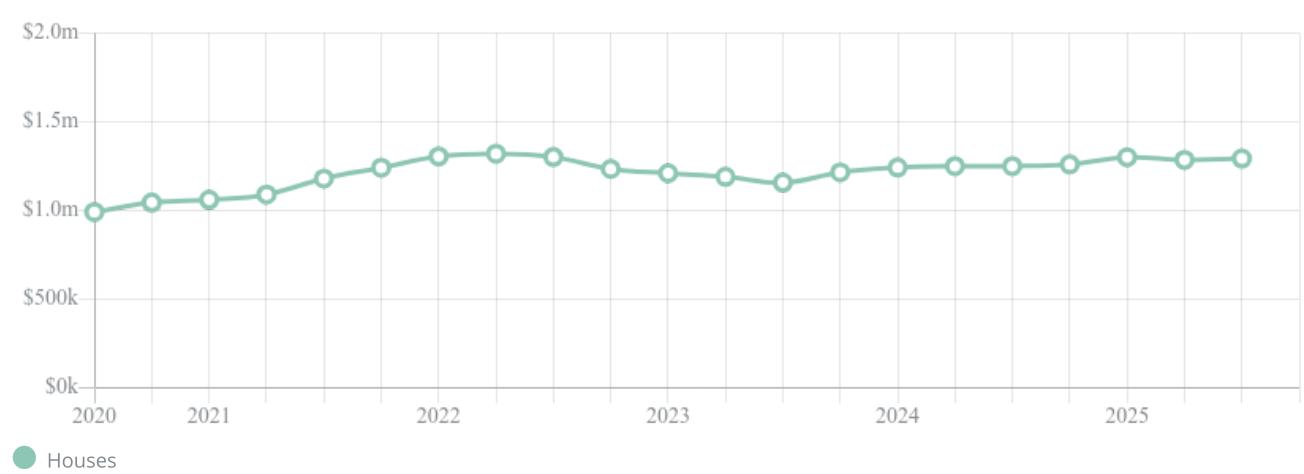
Median house price¹

Median
\$1.29m

Quarterly price change

0.58% 

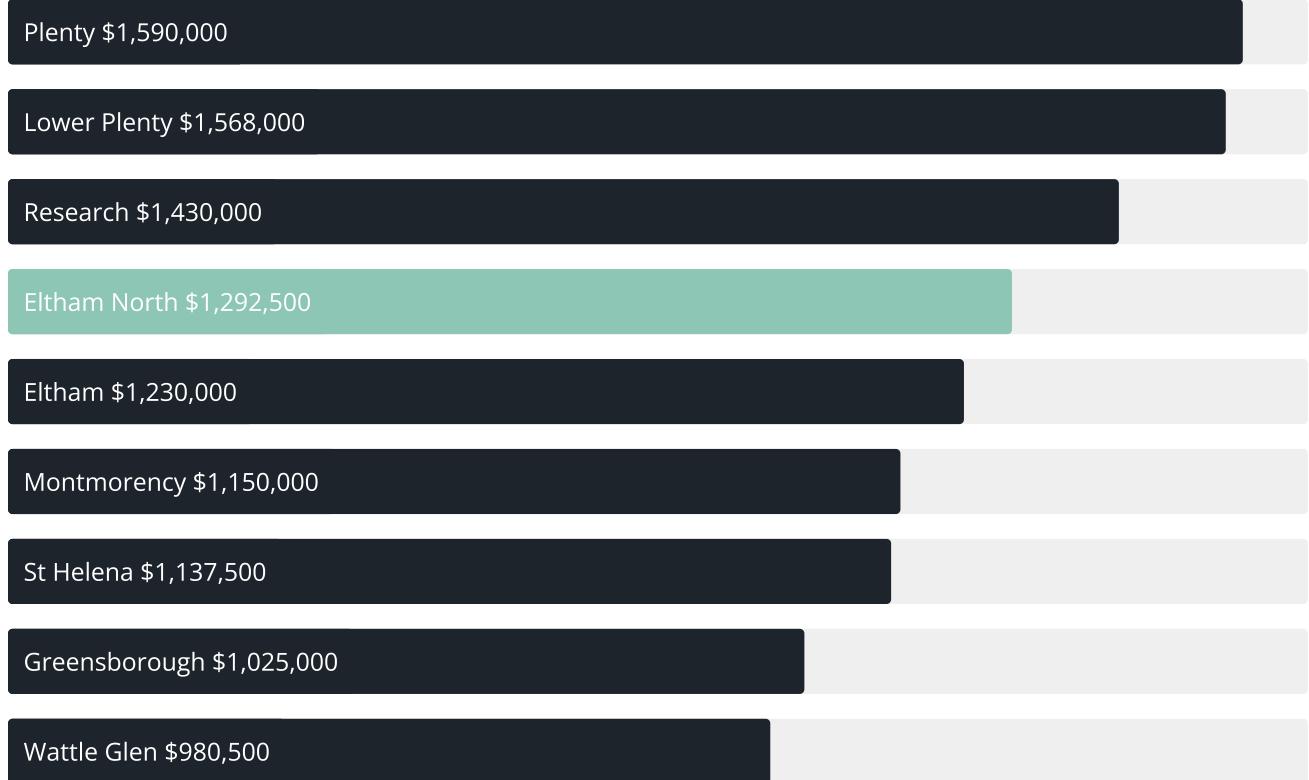
Quarterly price change¹



Surrounding Suburbs

ELTHAM NORTH SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

ELTHAM NORTH SUBURB REPORT

Sale method²



● Auction 23%
● Private 77%

Auction clearance rate³

60%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

12.7 years

Insights

Dwelling type⁵



● Houses 98% ● Units 2%

Ownership⁵



● Owned outright 45% ● Mortgaged 50% ● Rented 5%

Population⁵

6,830

Median asking rent¹

\$780 per week

Population growth⁵

0.37%

Rental yield¹

2.96%

Median age⁵

42 years

Median household size⁵

3 people

ELTHAM NORTH SUBURB REPORT

Recent Eltham North sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jelliscraig.com.au/suburb-reports

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-------------|-------------|
|  218 Progress Rd Eltham North | 4 | House | \$1,218,888 | 01 Jan 2026 |
|  25 Arcadia Way Eltham North | 4 | House | \$1,137,000 | 17 Dec 2025 |
|  5 Monterey Cl Eltham North | 3 | Flat/Unit/Apartment | \$225,000 | 16 Dec 2025 |
|  1 Brushtail Cl Eltham North | 2 | House | \$795,000 | 04 Dec 2025 |
|  1/8 Weidlich Rd Eltham North | 3 | Unit | \$780,000 | 27 Nov 2025 |
|  31 Weidlich Rd Eltham North | 4 | House | \$1,185,000 | 27 Nov 2025 |
|  115 Glen Park Rd Eltham North | 5 | House | \$1,765,000 | 24 Nov 2025 |
|  10 Sarah Ct Eltham North | 4 | House | \$1,391,000 | 24 Nov 2025 |
|  4 Darwinia Rise Eltham North | 4 | House | \$1,560,000 | 18 Nov 2025 |
|  3 Lenkunya Ct Eltham North | 4 | House | \$1,511,000 | 11 Nov 2025 |

Sold Properties

ELTHAM NORTH SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  41 Arcadia Way Eltham North | 3 | House | \$1,170,000 | 07 Nov 2025 |
|  1 Arcadia Way Eltham North | 3 | House | \$1,030,000 | 07 Nov 2025 |
|  45 Manning Rd Eltham North | 4 | House | \$1,720,000 | 30 Oct 2025 |
|  22 Orchard Av Eltham North | 4 | House | \$1,425,000 | 29 Oct 2025 |
|  1 Orion Ct Eltham North | 3 | House | \$893,000 | 25 Oct 2025 |
|  1 Angus Ct Eltham North | 3 | House | \$1,080,000 | 16 Oct 2025 |
|  169 Progress Rd Eltham North | 4 | House | \$1,062,000 | 16 Oct 2025 |
|  2/183 Ryans Rd Eltham North | 3 | House | \$881,000 | 11 Oct 2025 |
|  51 Parry Rd Eltham North | 3 | House | \$950,000 | 06 Oct 2025 |
|  12 Wakefield Cl Eltham North | 4 | House | \$1,098,000 | 06 Oct 2025 |

Sold Properties

ELTHAM NORTH SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  64 Scenic Cr Eltham North | 3 | House | \$1,207,000 | 30 Sep 2025 |
|  4 Castle Ct Eltham North | 4 | House | \$1,055,000 | 30 Sep 2025 |
|  38 Liddesdale Gr Eltham North | 5 | House | \$2,000,700 | 30 Sep 2025 |
|  64 Parry Rd Eltham North | 3 | House | \$1,200,000 | 30 Sep 2025 |
|  66 Ramptons Rd Eltham North | 4 | House | \$1,317,500 | 25 Sep 2025 |
|  8 Orchard Av Eltham North | 4 | House | \$985,000 | 20 Sep 2025 |
|  7 Allison Cr Eltham North | 4 | House | \$1,650,000 | 12 Sep 2025 |
|  85 Weidlich Rd Eltham North | 3 | House | \$1,090,000 | 10 Sep 2025 |
|  30 Arcadia Way Eltham North | 4 | House | \$1,200,000 | 06 Sep 2025 |
|  41 Glen Park Rd Eltham North | 3 | House | \$1,080,000 | 03 Sep 2025 |



Jellis Craig Eltham
1022 Main Road, Eltham
03 9431 1222

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.



Data is current as of PDF generation date 08/01/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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